



Stretch Code Adoption Process for a Town

INTRODUCTION

A municipality must require all new residential construction over 3,000 square feet and all new commercial and industrial real estate construction to minimize, to the extent feasible, the life-cycle cost of the facility by utilizing energy efficiency, water conservation and other renewable or alternative energy technologies.

The recommended way for cities and towns to meet this requirement is by adopting the Board of Building Regulations and Standards (BBRS) Stretch Code (780 CMR 115.AA), an appendix to the MA State Building Code. Should a community choose to not adopt the Stretch Code and choose to use another standard, the community must provide evidence that this alternative standard minimizes the life cycle energy costs for all new construction and is enforceable by the community.

The purpose of this code is to provide a more energy efficient alternative to the base energy code for new and existing buildings. A municipality seeking to ensure that construction within its boundaries is designed and built above the energy efficiency requirements of 780 CMR may mandate adherence to this code. Municipalities interested in adopting 780 CMR 115.AA, the “Stretch Energy Code” are directed to do so in the manner prescribed by law. The code may also be rescinded by any municipality in the Commonwealth in the manner prescribed by law.

If adopted by a municipality, this code, rather than Chapter 13 or 34 of the *International Building Code 2009* with Massachusetts Amendments (780 CMR 13.00 or 34.00) or for Single- and Two-family dwellings at 780 CMR 51.00 as applicable, shall govern. This code shall regulate the design and construction of buildings to provide flexibility, and to permit the use of innovative approaches and techniques to achieve effective energy use.

PROCESS for ADOPTION

Towns are advised to seek adoption of the Stretch Code as a general bylaw through a vote of Town Meeting. Cities are advised to adopt the Stretch Code by general ordinance via City Council. **Please note, once the Stretch Code is adopted by a municipality, all future editions, amendments and modifications of the Stretch Code are automatically adopted unless the municipality rescinds adoption of the Stretch Code itself.** A community must adopt the Stretch Code “as is”, without applying any amendments or conditions.

The following sample article, sample motion, and sample bylaw are provided as examples:

SAMPLE TOWN WARRANT ARTICLE:

To see if the Town will vote to enact Chapter ____ of the Town of _____ General Bylaws, entitled “Stretch Energy Code” for the purpose of regulating the design and construction of buildings for the effective use of energy, pursuant to Appendix 115.AA of the Massachusetts Building Code, 780 CMR, the “Stretch Energy Code,” including future editions, amendments or modifications thereto,

a copy of which is on file with the Town Clerk, or take any other action relative thereto.

SAMPLE TOWN MEETING MOTION:

I move that the Town will enact Chapter ____ of the Town of _____ General Bylaws, entitled “Stretch Energy Code” for the purpose of regulating the design and construction of buildings for the effective use of energy, pursuant to Appendix 115.AA of the Massachusetts Building Code, 780 CMR, the “Stretch Energy Code,” including future editions, amendments or modifications thereto

SAMPLE BYLAW:

Chapter ____

STRETCH ENERGY CODE

[Adopted 0-0-2012 ATM / STM by Art.]

§ ____-1 Definitions

§ ____-2 Purpose

§ ____-3 Applicability

§ ____-4 Stretch Code

§ ____-1 Definitions

International Energy Conservation Code (IECC) - The International Energy Conservation Code (IECC) is a building energy code created by the International Code Council. It is a model code adopted by many state and municipal governments in the United States for the establishment of minimum design and construction requirements for energy efficiency, and is updated on a three-year cycle. The baseline energy conservation requirements of the MA State Building Code are the IECC with Massachusetts amendments as approved by the Board of Building Regulations and Standards.

Stretch Energy Code - Codified by the Board of Building Regulations and Standards as 780 CMR Appendix 115.AA of the 8th edition Massachusetts building code, the Stretch Energy Code is an appendix to the Massachusetts building code, based on further amendments to the International Energy Conservation Code (IECC) to improve the energy efficiency of buildings built to this code.

§ ____-2 Purpose

The purpose of 780 CMR 115.AA is to provide a more energy efficient alternative to the base energy code applicable to the relevant sections of the building code for both new construction and existing buildings.

§ ____-3 Applicability

This code applies to residential and commercial buildings. Buildings not included in this scope shall comply with 780 CMR 13, 34, 51, as applicable.

§ ____-4 Stretch Code

The Stretch Code, as codified by the Board of Building Regulations and Standards as 780 CMR Appendix 115.AA, including any future editions, amendments or modifications, is herein incorporated by reference into the Town of _____ General Bylaws, Chapter ____ .

The Stretch Code is enforceable by the inspector of buildings or building commissioner.

IMPORTANT LINKS

This document, as well as the following documents, is found on our web page for [Criterion 5](#) guidance.

Residential Cash Flow Analysis
Home Loan Investment Bank Case Study
Fidelity Bank Corporate Office and Branch Case Study

Northeast HERS Alliance

Question and Answer for Stretch Energy Code Appendix 115.AA
780 CMR 115.AA Stretch Energy Code (pg 5-24)
Stretch Code Adoption by Community